



## NEW LEASES AVAILABLE

### Part Ground and Part First Floor Suites (Available Separately)

**Skanco Court  
Cooil Road  
Braddan  
Isle of Man**

**Ground Floor - Approx 2,066 sq ft  
First Floor - Approx 2,455 sq ft  
Price: £19 psf plus VAT & service charge**

## DESCRIPTION

An opportunity has arisen to take a sub-lease of either or both of the newly refurbished, part ground floor and part first floor suites in this modern, purpose built building. Skanco Court is situated on the sought after location of Cooil Road adjacent to both B & Q Superstore and the Isle of Man Business Park. The impressive glass entrance leads into a communal reception area. The ground floor suite extends to approximately 2,066 sq ft and offers open plan accommodation, the suite also benefits from a reception counter in the reception lobby. The first floor suite extends to approximately 2,455 sq ft and is served by either a passenger lift from the reception area or a modern staircase in the building's entrance porch. The building benefits from CAT 5 cabling and a shared computer room, also ladies, gents and disabled WCs and shower facilities in the common areas and a kitchen/staff room available on a shared basis if required. Onsite parking available by negotiation.

## LOCATION

Travelling from Douglas on the new Castletown Road, continue in the direction of the Cooil Road (B&Q) roundabout. Take the right hand turn at the roundabout onto Cooil Road and continue past the first entrance into the Spring Valley Industrial Estate and take the next right hand turn into Spring Valley Estate. Turn immediately left into the grounds of Skanco Court.

## ACCOMMODATION

Glass entrance porch into reception lobby;  
Ground Floor Suite approximately 2,066 sq ft

**Additional/Alternative Space Available:**  
First Floor Suite approximately 2,455 sq ft

## OUTSIDE

Onsite parking available by negotiation.

## LEASE

New leases are available at a commencing rent of £19 psf per annum, exclusive of VAT and service charge.

These particulars, although believed to be correct, do not form part of an offer or a contract and they are not intended to form any representation of fact. Black Grace Cowley Ltd cannot accept any liability for any errors in the particulars stated, and a prospective purchaser should rely upon his own enquiries and inspection.

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### **SERVICE CHARGE**

Service charge is £7 psf exclusive which includes heating, electricity and cleaning of the suites.

### **SERVICES**

It is understood that all mains services are installed.

### **POSSESSION**

Vacant possession will be completion of all legal formalities.

### **VIEWING**

All negotiations strictly by appointment through the appointed agent, **Black Grace Cowley**